

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

TOURISM - Allotment of land and grant of incentives to M/s Meglan Leisures and Entertainment LLP, Hyderabad for Development of a 5-Star Luxury Resort at Polavaram as per the provisions of Andhra Pradesh Tourism Policy 2024-29 - Orders - Issued.

YOUTH ADVANCEMENT, TOURISM & CULTURE (TOURISM) DEPARTMENT

G.O.MS.No. 12

Dated: 26-06-2025

Read the following:

1. G.O.Ms.No.17, YAT&C (T) Department, Dt:10.12.2024.
2. G.O.Ms.No.1, YAT&C (T) Department, Dt:11.03.2025.
3. Proposal of M/s. Meglan Leisures and Entertainment LLP, Hyderabad, dated 02.05.2025, 23.05.2025, 29.05.2025 and 30.05.2025.
4. Minutes of the SIPB Meeting Dt:19.06.2025.

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ORDER: -

In the reference 1st read above, Andhra Pradesh Tourism Policy 2024-29 has been issued with an aim to create a robust ecosystem that fosters private investment growth by streamlining approval processes, offering incentives and implementing investor-friendly policies, specially focusing on developing anchor destinations to serve as key hubs, attracting both Domestic and International tourists.

2. In the reference 2nd read above, Andhra Pradesh Tourism Land Allotment Policy 2024-2029 has been formulated to ensure the efficient use of government - owned land for the development of infrastructure, creation of diverse tourism experiences such as hotels, resorts, MICE facilities, wellness centers, amusement parks, and to improve service delivery by promoting sustainable Public-Private Partnerships (PPPs).

3. In the reference 3rd read above, the Tourism Department have received investment proposal from M/s Meglan Leisures and Entertainment LLP for Development of a 5-Star Luxury Resort at Polavaram with an investment of Rs.255 Crores and direct employment potential of 350 people and requested for allotment of 15.25 Ac land and providing incentives as per the Andhra Pradesh Tourism Policy 2024-29.

4. The above proposal was placed before the State Investment Promotion Board (SIPB) meeting held on 19.06.2025 with the recommendations of State Investment Promotion Committee (SIPC) in its meeting held on 14.06.2025. The SIPB has recommended for allotment of government land in R.S. No. 825 M.C. Field Hill 2 (G Hill) adjacent to Polavaram Irrigation Project, Polavaram Village, Eluru District, subject to fulfilling the conditions imposed by the Water Resources Department and all other incentives as per the Andhra Pradesh Tourism Policy 2024-29.

5. Government, after careful examination of the matter hereby allot land and to grant incentives based on the recommendations of the State Investment Promotion Board (SIPB) to M/s Meglan Leisures and Entertainment LLP, Hyderabad for Development of a 5-Star Luxury Resort at Polavaram, as follows:

- a) Allotment of 15.25 Acres of land in R.S. No. 825 M.C. Field Hill 2 (G Hill) adjacent to Polavaram Irrigation Project, Polavaram Village, Eluru District, subject to fulfilling the conditions imposed by the Water Resources Department.
- b) Lease tenure for 66 years with an extension of 33 years upon successful project operation and additionally, 3 years for construction activity.
- c) Annual Lease rent (ALR) - 1% of the SRO value.
- d) Additional Development Premium (ADP) - 1% on the gross revenue.
- e) The ADP and ALR shall be enhanced by 5% in a block of every 3 years.

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- f) All other incentives as per the AP Tourism Policy 2024, which include;
- (i) Reimbursement of 100% net SGST for 12 years or up to realization of 100% Fixed Capital Investment, whichever is earlier, as being a Mega Project,
 - (ii) Reimbursement of 100% of stamp duty.
 - (iii) 10% of Fixed Capital Investment (FCI) limited to ₹25 Crore being a Mega Tourism Project in 5 equal instalments.
 - (iv) Electricity charges at industry rates.
 - (v) Reimbursement of electricity duty for a period of 5 years.
 - (vi) Property Tax, water supply charges, sewage tax at industry rates.

6. The Chief Executive Officer, Andhra Pradesh Tourism Authority is directed that the proposals along with the cost estimates provided by the concerned departments shall be placed before the State Investment Promotion Committee with regard to basic infrastructure such as approach roads, water supply and power supply, as admissible under the Andhra Pradesh Tourism Policy. All other infrastructure, such as Jetties, STPs etc., shall be developed by the Company at its own cost. The Company shall also explore the possibility of developing the jetties for commercial purposes. However, the cost of basic infrastructure shall not exceed INR 60.00 crores as per the projections, in order to ensure that the total incentives remain within 100% of the eligible investment. Furthermore, an undertaking shall be obtained from the promoter stating that they will abide by the decision of the SIPB regarding the provision of basic infrastructure.

7. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN

SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada
M/s. Meglan Leisures and Entertainment LLP, Hyderabad (through CEO, APTA)
The Water Resources Department
The TR&B Department
The Revenue (Lands) Department
The District Collector, Eluru District

Copy to:

The Finance (FMU-GAD.II) Department
The P.S. to the Secretary to HCM
The OSD to Minister for Tourism (TC&C)
The PS to Special CS, YAT&C Dept.,
The G.A. (Cabinet) Department
SF/SC (2872166).

// FORWARDED :: BY ORDER//

SECTION OFFICER